ADDRESS NEW OWNER and
SEND TAX BILLS:
DENNIS NEIL JOHNSON and wife,
SANDRA A. JOHNSON
102 Tyne Boy Drive
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
73 - 9 - 247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND DOLLARS ($40,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KRAMER INVESTMENT PROPERTIES, LLC, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to DENNIS NEIL JOHNSON and wife, SANDRA A. JOHNSON, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 21-A on the Plan of Cooper Lane Estates Zone Lot Division of Lots 9, 12, 17, 19, 20 and 21, of record in Plat Book 5200, Page 567 and amended in Plat Book 6900, Page 210, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kramer Investment Properties, LLC by deed dated February 25, 2003 and recorded February 28, 2003 of record in Instrument No. 20030228-0026798, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2342 Cooper Terrace, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 02/02/05 14:46 2 pgs
Fees:13.00 Taxes:148.00
20050202-0012413

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 31 day of ~~February~~ January, 2005.

KRAMER INVESTMENT PROPERTIES, LLC

By: Kevin Collier, chief mgr.

Title: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared KEVIN COLLIER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Chief Manager of KRAMER INVESTMENT PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal at office this 31 day of ~~February~~ January, 2005.

NOTARY PUBLIC

My Commission Expires:

10/4/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

AFFIANT

Subscribed to and sworn before me, this the 31 day of ~~February~~ January, 2005.

NOTARY PUBLIC

My Commission Expires:

SHARI L. WILKES NOTARY PUBLIC AT LARGE SUMNER CO., TENN. COMM. EXP. 2-4-07

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